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U.S. BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
CLERK OF COURT  
F(213)250-7900

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA**

In re: IRVING BERMAN and ELEANOR BERMAN,

CASE NO.:

SV03-14593-AG

Debtor(s).

**NOTICE OF SALE OF ESTATE PROPERTY**

**Sale Date:** October 3, 2003

**Time:** 10:00 a.m.

**Location:** 21041 Burbank Blvd., Ctrm 302, Woodland Hills, California

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: September 19, 2003

Description of Property to be Sold: The estate's right, title and interest in certain real property located at 1725 Classic Rose Court, Westlake Village, California ("Subject Property")

Terms and Conditions of Sale: "As is" and "where is" without any representations or warranties.

Proposed Sale Price: \$2,195,000 subject to overbid

Overbid Procedure (If Any): (See Attachment)

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Brad D. Krasnoff, Esq.  
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221 N. Figueroa Street, Suite 1200  
Los Angeles, CA 90012-2601  
Tel (213) 250-1800 Fax (213) 250-7900

Date: September 3, 2002

## ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property, the Trustee requests that the parties comply with the following provisions:

- a. Each party (including Robert L. Ruck and Barbara M. Ruck and/or their designated assignees (collectively, "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;
- b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to the Trustee in the amount of \$68,850.00. The \$68,850.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property;
- c. The bidding for the Subject Property shall begin at two million two hundred thousand dollars (\$2,200,000.00) with overbids being made in minimal increments of one thousand dollars (\$1,000.00); and
- d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within thirty (30) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyer is not the successful bidder of the Subject Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.